

180.0

0005

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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

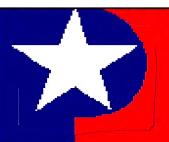
767,900 / 767,900

USE VALUE:

767,900 / 767,900

ASSESSED:

767,900 / 767,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI JUNJIE
Owner 2:	XU TIANLIN
Owner 3:	

Street 1: 19 BREWSTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MC CUSKER RICHARD J-ETAL -

Owner 2: MC CUSKER NANCY E -

Street 1: 19 BREWSTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,484 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 1808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7484		Sq. Ft.	Site		0	70.	0.86	7									451,165						451,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										122343
										GIS Ref
										GIS Ref
										Insp Date
										07/09/18

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 21 - Split Level				Full Bath: 2	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating: Fair												
Sec Wall: 7 - Brick	25%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units:							
Color: RED				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				FrpI: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				Lvl 2				Lvl 1									
Year Blt: 1961	Eff Yr Blt:			Lvl 1				Lower									
Alt LUC:	Alt %:			Totals	RMs: 0	BRs: 0	Baths: 2	HB 1									
Jurisdct: G12	Fact: .			CONDOS INFORMATION													
Const Mod:				REMODELING													
Lump Sum Adj:				RES BREAKDOWN													
INTERIOR INFORMATION				Exterior:		No Unit	RMS	BRs	FL								
Avg Ht/FL: STD				Interior:			7	4									
Prim Int Wall: 1 - Drywall				Additions:													
Sec Int Wall:	%			Kitchen:													
Partition: T - Typical				Baths:													
Prim Floors:				Plumbing:													
Sec Floors:	%			Electric:													
Bsmnt Flr: 4 - Carpet				Heating:													
Subfloor:				General:													
Bsmnt Gar: 1				Total:	18.6												
Electric: 3 - Typical				CALC SUMMARY													
Insulation: 2 - Typical				Basic \$ / SQ:	95.00	Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Size Adj.: 1.31371689													
Heat Fuel: 2 - Gas				Const Adj.: 1.01250005													
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 126.363													
# Heat Sys: 1				Other Features: 123250													
% Heated: 100				Grade Factor: 1.00													
Solar HW: NO				NBHD Inf: 1.00000000													
% Com Wall				NBHD Mod:													
				LUC Factor: 1.00													
				Adj Total: 389097													
				Depreciation: 72372													
				Deprecated Total: 316725													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor: 1.00													
Model:				Special Features: 0													
Serial #:				Final Total: 316700													
Year:				Val/Su SzAd: 200.19													
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 180.0-0005-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		16X8	A	FR	1975	0.00	T	44	101					
More: N	Total Yard Items:	Total Special Features:										Total:					